



## House Bill 12

### *Equitable and Inclusive Transit-Oriented Development Enhancement Act*

MACo Position: **SUPPORT**

To: Environment and Transportation  
and Ways and Means Committees

Date: February 2, 2023

From: Dominic Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** HB 12. This bill would provide additional resources for local jurisdictions looking to expand transit-oriented development.

Transit-oriented development creates dense, walkable, and mixed-use spaces near transit that support vibrant, sustainable, and equitable communities. Transit-oriented development provides an opportunity to leverage smart growth strategies to encourage economic development, reduce sprawl, and maximize the return on existing transit investment.

The Transit-Oriented Development Capital Grant and Revolving Loan Fund helps incentivize county governments to foster and maintain communities that can accommodate more density and have lesser reliance on car ownership. The provisions enabling county partnerships with the nonprofit sector serve as a force multiplier – allowing for additional effectiveness of public investment. Overall, this program incentivizes counties to encourage growth while preserving local autonomy to shape communities.

HB 12 would incentivize public and private investment in transit-oriented communities to encourage economic growth, create jobs, and promote environmental sustainability. As such, MACo urges the Committee to issue a **FAVORABLE** report on HB 12.